# Powering West Africa's Industrial Future

A Master-Planned Industrial Platform Designed for Growth, Investment and Industrial Transformation



DAWA INDUSTRIAL ZONE

www.diz-ghana.com

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About Dawa Industrial Zone

# The Future of Industrial Growth Starts Here

Dawa Industrial Zone (DIZ) is a premier 2,000-acre master-planned industrial platform engineered to serve as the anchor for manufacturing, trade, and export-led growth across West Africa. Designed as a fully integrated industrial ecosystem, the zone brings together world-class infrastructure, reliable utility systems, and purpose-built industrial land to support a diverse spectrum of industrial activities.

By removing traditional production bottlenecks, DIZ provides local and international investors with a frictionless, highly competitive gateway to tap into the historic opportunities of the African Continental Free Trade Area (AfCFTA).

- **2,000 Acres**
- **Integrated Utilities**
- **Export Ready**
- **AfCFTA Gateway**



## 2,000 Acres

Fully Master-Planned
Industrial Ecosystem

## Integrated Utilities

Self-Sustaining Power,
Water, & Fibre Networks

## Export Ready

Seamless International
Logistics Integration

## AfCFTA Gateway

Direct Market Access to
1.3 Billion Consumers

## Designed Around Industry

# Specialized industrial zones designed to foster efficiency, operational focus, and regulatory compliance.

### Electronics Industry

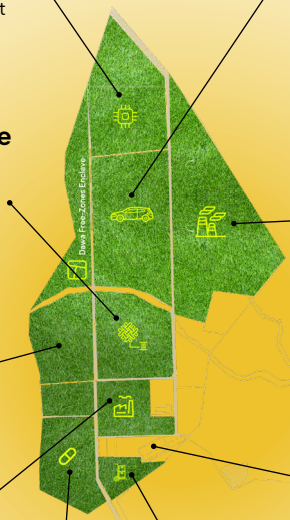
A dedicated cluster designed to attract global electronics manufacturers. Supporting regional demand through high-spec assembly and component manufacturing.

### Automotive Manufacturing Park

A specialized enclave for vehicle assembly, component manufacturing, and mobility innovation. Designed to establish Ghana as an emerging automotive powerhouse.

### Textiles & Garment Village

A dedicated manufacturing hub designed to support the entire textile value chain. Structured to attract global fashion brands and large-scale clothing exporters.




### Heavy Industrial Zone

Engineered with robust, high-load infrastructure to support capital-intensive operations. Designed specifically for steel, heavy machinery, and foundational industrial engineering.

### Food Processing Park

A value-addition hub transforming raw agricultural inputs into export-ready goods. Features optimized food packaging, cold storage, and logistics corridors.

### Technology Park

An innovation-driven hub for ICT, software development, and electronics assembly. Built to position DIZ as a future-ready, digital manufacturing ecosystem.

### Light Industrial Zone

A flexible, scalable environment optimized for SMEs and mid-scale assembly operations. Tailored to support commercial agility, entrepreneurship, and product diversification.

### Warehousing & Logistics Park

An integrated ecosystem of bonded warehouses and high-efficiency freight infrastructure. Serves as a streamlined gateway for regional and import-export trade.

### Pharmaceutical Park

A highly regulated environment tailored for pharmaceutical production, packaging, and life sciences. Built to meet the most stringent international quality and safety standards.

# Industries We Power Through Purpose-Built Clusters

Dawa Industrial Zone is built to scale with your ambitions. By grouping industries into dedicated clusters, we provide sector-specific environments that maximize efficiency, prevent cross-contamination, and support seamless logistics from raw input to finished product.



Automotive Manufacturing & Assembling



Pharmaceuticals Manufacturing



Garments Manufacturing



Steel Fabrication



Cement Manufacturing



Food Processing



Warehousing and Logistics

**2,000**
Acres Initial Development

**22,000**
Acres
Long-Term Expansion Potential

Infrastructure That Powers Industry

# An integrated, high-performance network engineered to guarantee operational continuity and minimize risk.



**132 MVA Dedicated Power**

Backed by a high-capacity, dedicated substation directly feeding the zone. Enjoy the stability required for continuous industrial manufacturing.



**4,000 m³ Water Capacity**

A self-sustaining, high-volume water storage and distribution network ensuring uninterrupted industrial supply.



**Fibre-Optic Connectivity**

High-speed, redundant fiber networks integrated directly into every plot to enable instant global communications.



**Internal Road Network**

Heavy-duty asphalted internal roads designed for seamless heavy-vehicle maneuvering and logistics efficiency.



**Utility Infrastructure**

Coordinated, subterranean utility channels that simplify connections and eliminate the risk of utility service disruptions.



**Engineered Drainage**

Built-to-spec storm drainage and flood mitigation systems engineered to withstand heavy tropical weather.


Internal Road Network
132MVA
Dedicated Power
Fibre Connectivity
4,000m³
Water Capacity
Engineered Drainage

## 132 MVA

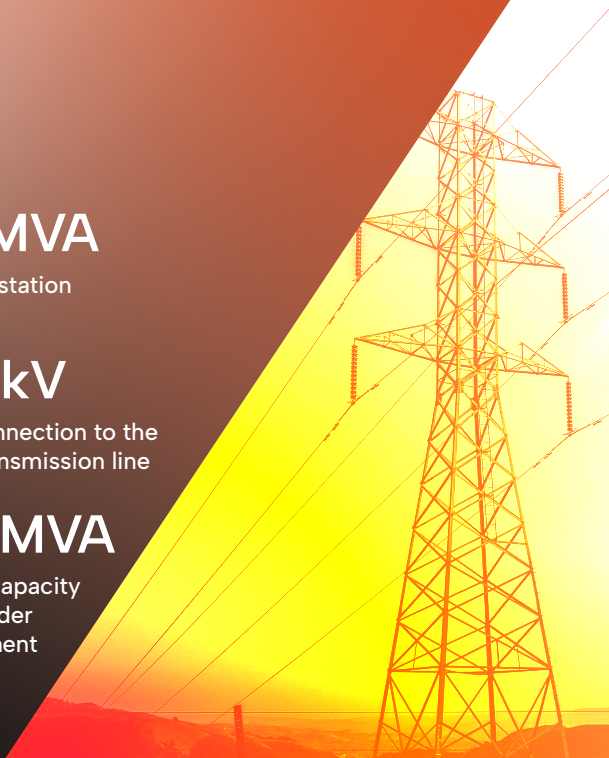
Dawa Substation

## 330 kV

Direct connection to the WAPP transmission line

## 393 MVA

Planned capacity for the wider development



Enclave Power Company at Dawa Industrial Zone

# Dedicated power, connected directly to the regional grid.

Enclave Power Company (EPC) provides the dedicated electricity infrastructure serving businesses at Dawa Industrial Zone, centred on the 132 MVA Dawa Substation. Connected to the 330 kV West African Power Pool (WAPP) transmission line, Dawa has direct access to the regional network, supporting the continuous power demands of manufacturing and industrial operations.

**99%**
Power Availability Guarantee

EPC also manages everything needed to get your plant online and keep it running: new power connections, metering, billing, network maintenance and technical fault response.



**Dedicated Power Infrastructure**

Dawa has its own substation serving the industrial zone.



**High-Capacity Supply**

Capacity for current operations and future expansion, with the wider development planned to reach 393 MVA.

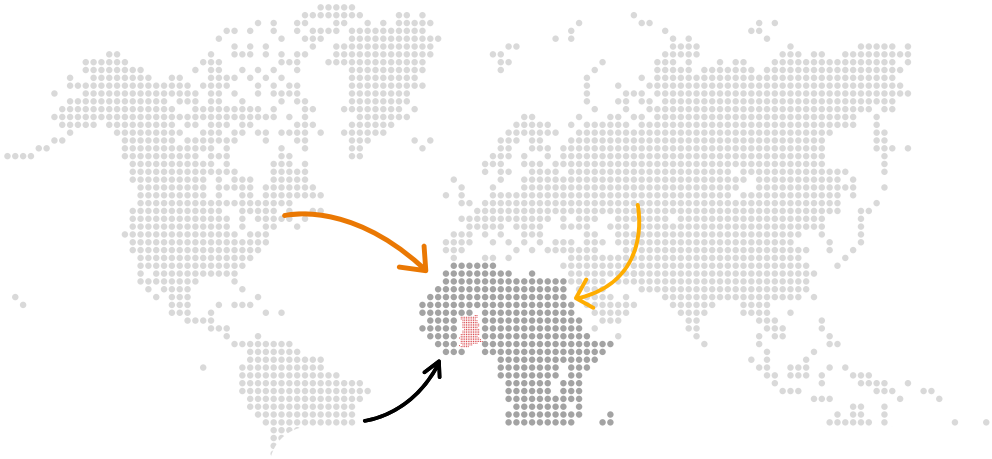


**Reliable Industrial Power**

Linked to the 330 kV WAPP network and backed by a stated 99% availability guarantee.

Connected to Markets Across Africa

# A strategic logistical gateway connecting your business to regional and global trade routes.



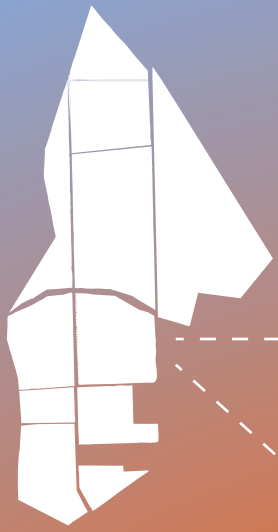
They say location is everything, but we believe connection is the real advantage.

Dawa Industrial Zone places your business at the centre of West Africa's most important trade routes. Whether moving goods by sea, air, or road, DIZ provides seamless connectivity to ports, airports, and regional corridors — positioning industries to reach markets faster and grow across Africa and beyond.

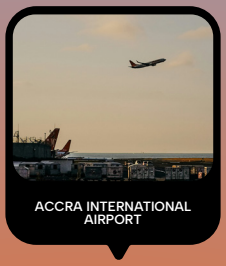



## Direct Port Proximity (41 km to Tema Port)

Located just 41 km from Ghana's largest deepwater seaport, enabling highly efficient import, export, and maritime shipping logistics.



41km from Tema Port




## Rapid Air Connectivity (60 km to Kotoka Airport)

Seamless, 60 km access to West Africa's leading air transport hub, facilitating quick corporate travel and cargo shipping.

Dawa Industrial Zone

60km from Accra International Airport

## The Trans-West African Highway Corridor

Positioned directly along the primary trade highway, providing rapid road transport links to Togo, Burkina Faso, and Côte d'Ivoire.

## Access to a Vibrant Labour & Service Ecosystem

Located in close proximity to major metropolitan talent pools and specialized industrial service providers.

## ECOWAS Trade Access (400M+ Consumers)

Positioned in Ghana, a historically stable nation, offering a secure platform to scale across the integrated ECOWAS market.

# A New Trade Corridor Linking Ghana to the Sahel

The TransVolta Logistics Network is set to create a new multimodal trade route linking Tema Port with northern Ghana and the wider Sahel through an integrated network of rail, road and inland water transport. At its centre, the planned Asikuma Port will connect rail infrastructure with Lake Volta, creating a more efficient route for moving goods north.

Once developed, the Asikuma Port will serve as the primary Roll-on/Roll-off (RoRo) and container transshipment point, facilitating the efficient movement of goods from the enclave to major ports and highways such as the  onward to Burkina Faso and other landlocked countries. Initial operations will connect key towns across Northern Ghana through Volta Lake Transport Company (VLTC)-owned landing sites in Yeji, Makango, Kete-Krachi, Dambai, Kpando, Oti-Damanko and Ekye-Amanfrom, unlocking faster domestic trade routes and improved access to the Sahel.

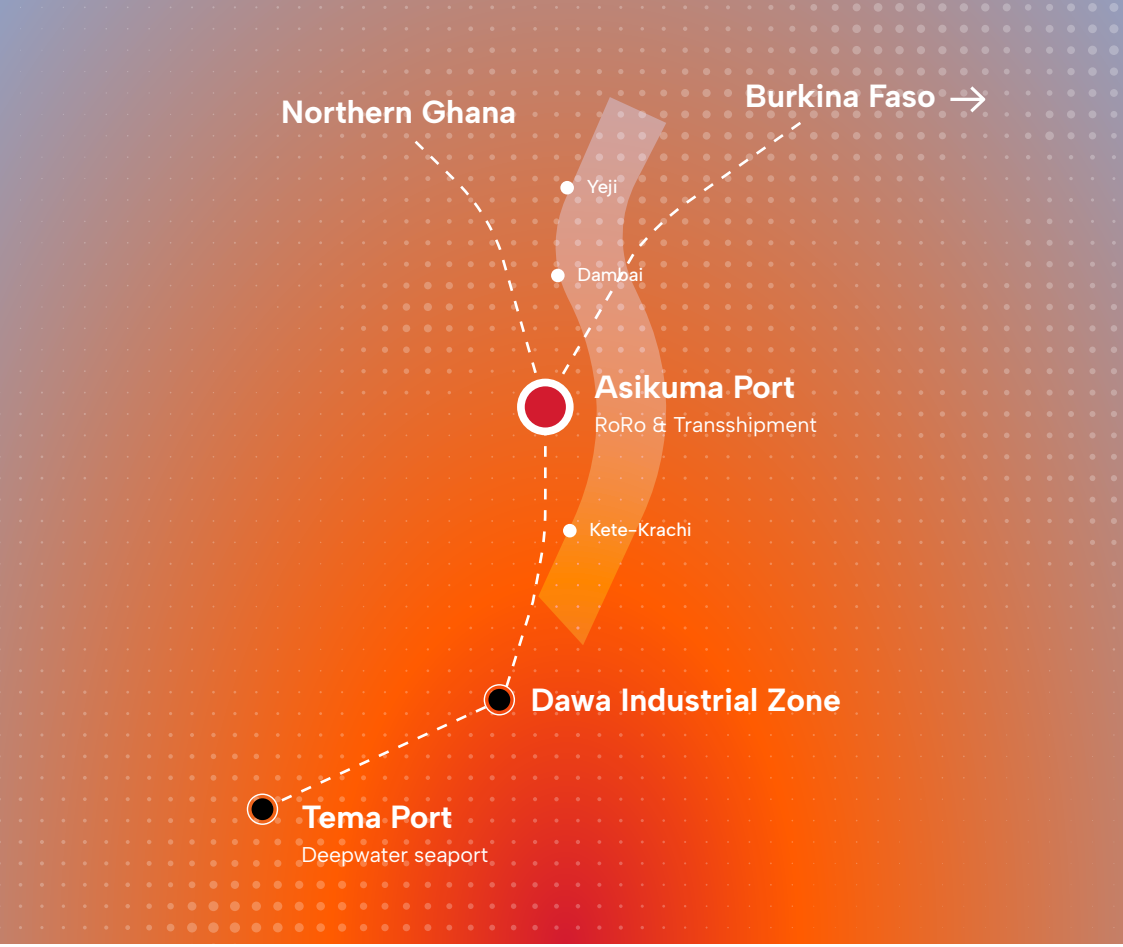
**Initial Landing Sites**

Yeji, Makango, Kete-Krachi, Dambai, Kpando, Oti-Damanko & Ekye-Amanfrom; connecting key towns across Northern Ghana via Volta Lake Transport Company (VLTC) infrastructure.








### Multimodal Network

Rail, road, and inland water transport working as one integrated system.

### Asikuma Port

Primary RoRo and container transshipment point for goods moving north.

### Lake Volta Route

A direct water corridor connecting Dawa to Ghana's northern regions.

### Sahel Access

Onward connection to Burkina Faso and other landlocked markets.

Saglemi Housing Project

# Bringing Homes and Industry Closer Together

The revival of the Saglemi Housing Project is adding new momentum to the growth of the wider Dawa area. With 700 homes targeted for completion by March 2027 and 1,500 units in the first phase by December 2027, the project will provide much-needed housing close to Dawa Industrial Zone, creating new accommodation options for people working in the growing industrial community.

For companies operating in the Zone, having homes closer to the workplace can make a real difference. Shorter commutes can mean less time spent on the road, easier access to employees and a better quality of life for workers. Together, Saglemi and Dawa Industrial Zone are helping to shape a more connected place where people can live, work and grow.

Together, Saglemi and Dawa Industrial Zone are shaping a more connected place where people can live, work, and grow.










SAGLEM CITY



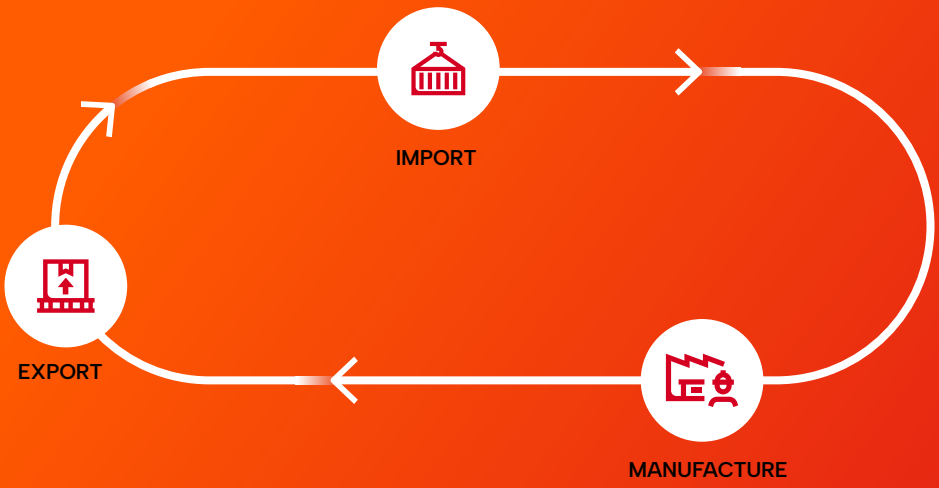






# **Dawa Free Zone Enclave:** A Trade-Optimised Platform Designed for Export-Led Growth

Dawa Free Zone is a dedicated export-oriented enclave within the broader Dawa industrial ecosystem, designed to attract global manufacturers, exporters, and high-value production industries. Spanning 1056 acres, Dawa Free Zone is structured to provide a secure, efficient, and highly competitive environment for businesses targeting regional and international markets. Positioned within Ghana's strategic trade corridor and aligned with the African Continental Free Trade Area (AfCFTA), the enclave enables manufacturers to efficiently import raw materials, add value, and export finished goods into regional and global markets. It serves as a gateway for multinational manufacturers and export-driven industries seeking scale, efficiency, and access to West Africa's expanding consumer base.




## THE FREE ZONE ADVANTAGES

- Corporate tax exemption for an initial 10-year period
- Duty-free import regime for machinery and production inputs
- 100% foreign ownership rights in eligible sectors
- Full profit repatriation flexibility
- Exemption from withholding tax on dividends
- Investment protection under Ghanaian law
- Streamlined customs and trade facilitation processes

Built by a Proven Industrial Infrastructure Partner

# LMI Holdings: Over three decades of pioneering heavy infrastructure, industrial parks, and utility delivery in Ghana.

Since 1992, LMI Holdings has served as a flagship conglomerate driving West Africa's industrialization. With a vast, vertically integrated portfolio spanning construction, real estate, logistics, utilities, and ICT, LMI Holdings builds the foundations that businesses rely on.

The DIZ ecosystem is powered internally by LMI's specialized subsidiaries, guaranteeing world-class service delivery, predictable pricing, and responsive support.





Why Investors Choose Dawa

# Four structural advantages that reduce operational friction and maximize your long-term return on investment.

| | |
|---|---|
| **Strategic Location** | Immediate highway connectivity linking your operations to Tema Port (41 km), Accra's airport (60 km), and a consumer market of 400M+ people. |
| **Reliable Infrastructure** | 132 MVA dedicated power, an independent water supply, redundant digital fiber networks, and heavy-duty internal road grids. |
| **Industrial Ecosystem** | Custom-engineered, sector-specific clusters designed to prevent cross-contamination while creating valuable b2b supply chains. |
| **Competitive Investment Environment** | Incredible fiscal benefits through the Dawa Free Zone Enclave, including a 10-year corporate tax holiday and duty-free imports. |



# An industrial ecosystem designed for sustainable, long-term expansion.

Dawa Industrial Zone is more than a development; it is an active engine for regional economic growth. As West Africa continues to unify its markets and scale its industrial output, DIZ remains uniquely positioned to connect infrastructure, enterprise, and global opportunity.

For forward-thinking investors seeking scale, utility reliability, and tax efficiency, DIZ offers an environment specifically built for the future. Your industrial journey starts here.

## Are you ready to scale your industrial operations?

Scan the QR code to explore our website and experience an immersive virtual tour of Dawa Industrial Zone.

# Start Your Industrial Journey Today.

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